056.0	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,097,500	/	1,097,500
USE VALUE:	1,097,500	/	1,097,500
ASSESSED:	1,097,500	/	1,097,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-19	HOBBS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANDOLFO JOSEPH P
Owner 2:	PANDOLFO SHEILA TRS
Owner 3:	J.E.J.REALTY TRUST
Street 1:	P.O. BOX 1068
Street 2:	
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	PANDOLFO JOSEPH P -
Owner 2:	PANDOLFO SHEILA TRS -
Street 1:	3 MEADOWCROFT ROAD
Twn/City:	BURLINGTON
St/Prov:	MA Cntry
Postal:	01803

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Conver Building built about 1959, having primarily Vinyl Exterior and 4050 Square Feet, with 3 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6954.000	657,500		440,000	1,097,500
Total Card	0.160	657,500		440,000	1,097,500
Total Parcel	0.160	657,500		440,000	1,097,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 270.99 | /Parcel: 270.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

37178

GIS Ref

GIS Ref

Insp Date

10/19/18

!4614!

PREVIOUS ASSESSMENT

Parcel ID 056.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	657,500	0	6,954.	440,000	1,097,500		Year end	12/23/2021
2021	105	FV	627,000	0	6,954.	440,000	1,067,000		Year End Roll	12/10/2020
2020	105	FV	627,000	0	6,954.	440,000	1,067,000	1,067,000	Year End Roll	12/18/2019
2019	105	FV	481,300	0	6,954.	440,000	921,300	921,300	Year End Roll	1/3/2019
2018	105	FV	481,300	0	6,954.	295,500	776,800	776,800	Year End Roll	12/20/2017
2017	105	FV	452,300	0	6,954.	282,900	735,200	735,200	Year End Roll	1/3/2017
2016	105	FV	452,300	0	6,954.	257,700	710,000	710,000	Year End	1/4/2016
2015	105	FV	379,600	0	6,954.	207,400	587,000	587,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:51:15

LAST REV

Date	Time
02/26/20	10:55:08
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4614

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANDOLFO JOSEPH	40107-38		7/24/2003	Family	1	No	No		
	13928-182		3/1/1980		84,500	No	No		Y

USER DEFINED

Prior Id # 1:	37178
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2019	1729	Re-Roof	14,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	PH	Patrick H
5/18/2009	Measured	372	PATRIOT
1/6/2000	Mailer Sent		
1/6/2000	Measured	263	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6954		Sq. Ft.	Site		0	70.	0.90	11									440,035						440,000	

Total AC/HA:	0.15964	Total SF/SM:	6954	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total: 440,035	Spl Credit	Total: 440,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2 - 2 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94166660
Const Adj.:	0.98990101
Adj $ / SQ:	158.467
Other Features:	176500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	850221
Depreciation:	192745
Depreciated Total:	657476

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	3	
1	4	2	
Totals			
3	14	8	

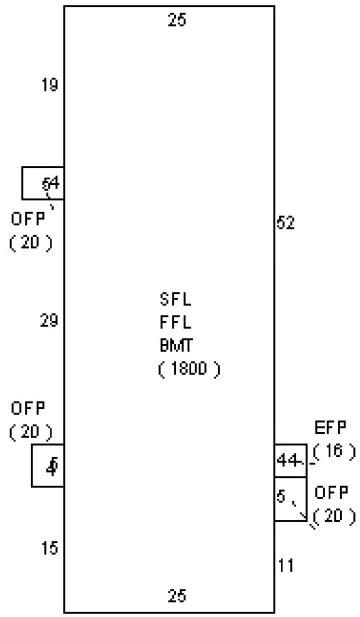
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	158.47
Special Features:	0	Val/Su Net:	120.07
Final Total:	657500	Val/Su SzAd	182.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,800	55.270	99,477
FFL	First Floor	1,800	158.470	285,240
SFL	Second Floor	1,800	158.470	285,240
OFP	Open Porch	60	43.560	2,613
EFP	Enclos Porch	16	71.870	1,150

Net Sketched Area:	5,476	Total:	673,720
Size Ad	3600	Gross Area	5476	FinArea	4050
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 056.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	